



THE MAGDALENA



**FOR SALE**

**Well-Positioned, Fully Leased 64-Unit Apartment Building in Flourishing Cowichan Valley**

**4114 Crosland Place, Duncan, BC**

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# THE MAGDALENA

4114 Crosland Place, Duncan, BC

## OPPORTUNITY

Macdonald Commercial and WestUrban Developments are pleased to offer for sale, the Magdalena, located at 4114 Crosland Place, Duncan, BC.

The Magdalena is situated in the rapidly growing City of Duncan, steps away from Cowichan Commons Shopping Centre, restaurants, community amenities and transit stops.

This premium, A class apartment building has 64-units with a myriad of high-end building and suite features such as private balconies, secure underground parking, bike storage in addition to a gazebo and picnic area.

The Magdalena offers modern finishes, a thoughtful contemporary design with black appliances, granite countertops and bright, spacious living areas as well as in suite laundry.

The Property is held in bare trust, allowing prospective suitors to save on property transfer tax. Please inquire for more particulars.

## LOCATION

Duncan is situated on Southern Vancouver Island within the Cowichan Valley Regional District, approximately 45 kilometres north of Victoria and south of Nanaimo.

The Cowichan Valley is home to a population of approximately 90,000 residents, with an average household income of \$92,000. Duncan functions as a key economic centre for the region, supporting a diverse range of industries including healthcare, retail, professional services, and tourism. It also plays a vital role in traditional sectors such as fishing, agriculture, and forestry. The city's robust and diversified economy further encompasses manufacturing, construction, hospitality, and food processing.

The Property is situated steps away from Walmart Grocery and Pharmacy, Canadian Tire, Home Depot, banking, Tim Hortons Coffee, restaurants in addition to transit stops.



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## SALIENT DETAILS

### ADDRESS

4114 Crosland Place, Duncan, BC

### PID

009-768-904

### LEGAL DESCRIPTION

PARCEL B, SECTION 2, RANGE 5, SOMENOS LAND DISTRICT, EXCEPT PLAN VIP15559, & EXC PL VIP904BL & EPP88901 (DD 44318)

### LOT SIZE

1.571 acres (68,433 sf)

### OCCUPANCY DATE

2020

### NET RENTABLE AREA

47,370 sf

### UNITS

64

### SUITE MIX

1 bedroom: 34

2 bedroom: 30

### AVERAGE UNIT SIZE

740 sf

### STOREYS

5

### PARKING

80 stalls

### TITLE

Bare Trust

### PRICING GUIDANCE

Please contact agents















WestUrban Developments Ltd. is one of Western Canada's leading property development companies. They specialize in large scale residential and commercial development projects that include neighborhoods of detached homes, townhomes, condominiums and low-rise apartment buildings. Through a diverse range of property development projects, they provide quality housing for homeowners wishing to purchase a new townhome or condo low-rise well as a searchable network of modern, pet friendly apartment units. WestUrban serves all areas of residential development with an impressive commitment to quality and integrity.

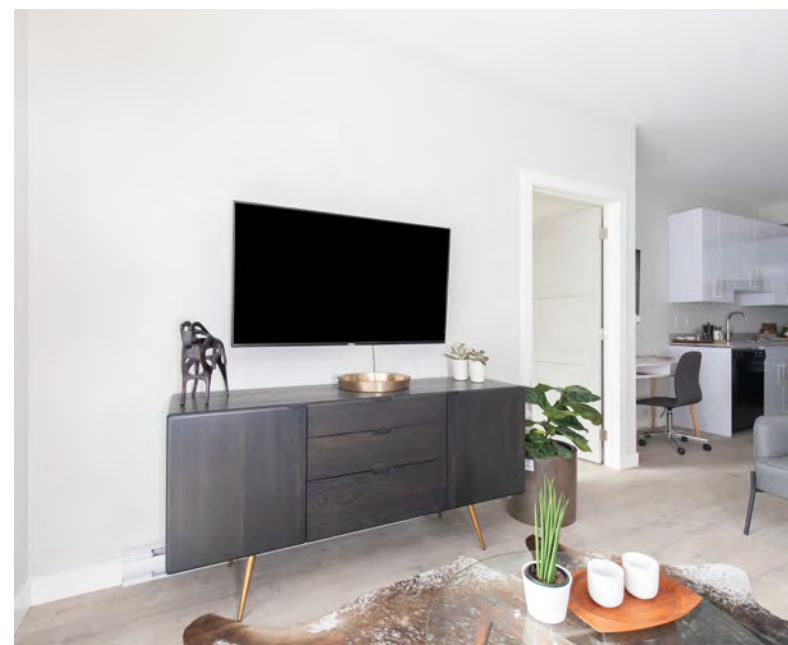
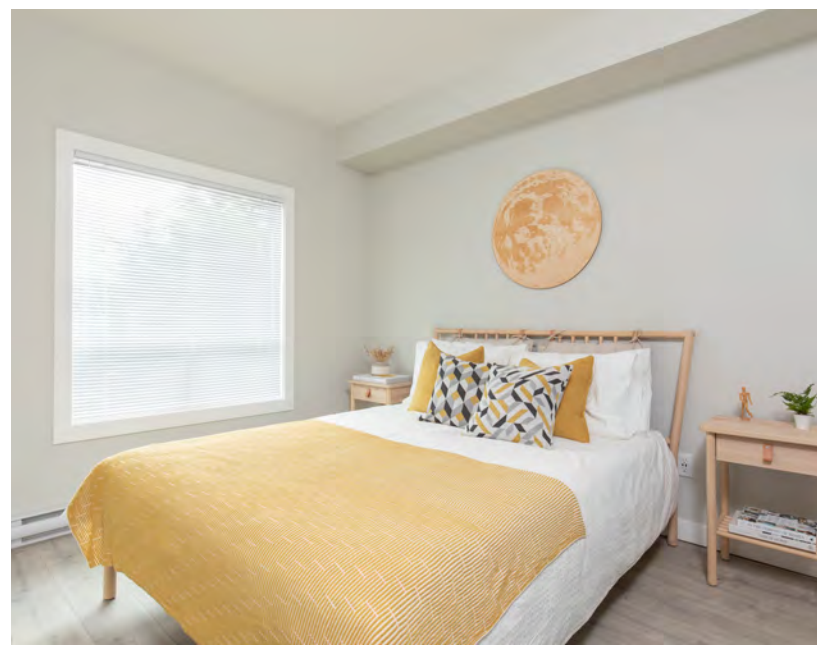
WestUrban's highly experienced in-house team of development professionals work with many property developers, clients, and stakeholders – taking projects from conception to completion. Their services include development of concepts, design and planning, construction, finishing, and property management. WestUrban also works with municipal planners to meet the housing needs of growing communities through infill development projects, providing effective strategies for long term housing opportunities.





## FEATURES AND AMENITIES

-  Secure entry via fob access system
-  Security camera system in common areas
-  Secure underground parking and bike storage
-  Individually metered hydro
-  Outdoor gathering space
-  Samsung appliances
-  Electric baseboard heaters
-  Full size stacked washer and dryer
-  Quartz countertops in kitchen and bathrooms
-  Private Balconies



## OFFERING PROCESS

Prospective purchasers are invited to submit offers in the form of a Letter of Intent (LOI) or Agreement of Purchase and Sale (APS) through Macdonald Commercial for consideration by the Vendor. The Vendor will review offers upon receipt. Offers may be structured as a share sale.

For access to the data room, please email a signed confidentiality agreement and BCFS disclosure documents to:  
[paul.kim@macdonaldcommercial.com](mailto:paul.kim@macdonaldcommercial.com) &  
[derek.nystrom@macdonaldcommercial.com](mailto:derek.nystrom@macdonaldcommercial.com)



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